

10/1/12 - Monday, October 1, 2012

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES
Meeting of October 1, 2012**

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. Kayser, Duax, Weld, Hibbard, Larson, Pearson Strobel, Ms. Mitchell

Staff Present: Messrs. Tufte, Reiter, Genskow, Fieber, Pippenger

The meeting was chaired by Mr. Kayser.

1. GENERAL SITE DEVELOPMENT PLAN (PZ-1213) "Owen Park Restoration"

Mr. Fieber explained that the WIS/DNR has directed Xcel Energy to remove contaminated soils from Owen Park on the site of the 1902 manufactured gas plant. The area is just south of the playground on First Avenue. The removal will be done between October 2012 and June 2013. The community was asked to provide input as to how the park area should look after remediation. Three public meetings were held and a final plan was recommended by the Waterways and Parks Commission on September 26, 2012. The plan shows a re-vegetated area with new trees and an expanded handicapped parking area. A trail connection will be relocated and an area will be provided for a new accessible restroom area and storage area on higher ground, north of the bandshell. Natural stone steps will be provided to access the river.

Jeremy Gragert, 1109 Barland Street, provided his comments on the plan. No one appeared in opposition.

Ms. Mitchell moved to recommend the site plan with the conditions listed in the staff report. Mr. Weld seconded and the motion carried.

2. CONDITIONAL USE PERMIT (CZ-1217) "Senior Center, Parking Lot, Babcock Street and SITE PLAN (SP-1232) "L.E. Phillips Senior Central Parking Lot, Babcock Street"

Ayres Associates has submitted a request to allow a non-accessory parking lot for the L.E. Phillips Senior Center to be located on the west side of Babcock Street, south of Cameron Street, and to approve the site plan for the project. The West Riverside District Plan> Disa Wahlstrand, Ayres Associates, spoke in support. She stated that they have incorporated staff recommendations for the curb cuts onto Babcock Street as recommended in the report. She felt the recommended landscaping along Babcock Street was not needed since the space was narrow and the future parking lot may be expanded across Babcock Street, although no timeline is given.

Jeremy Gragert, 1109 Barland Street, provided the Plan Commission with his concerns.

Terry Woodward, Chippewa Falls, owner of property to the west, stated that he is concerned about increased traffic in the alley from the parking lot and concerned about snow removal, since the City does not maintain the alley. Ms. Wahlstrand replied that the Senior Center has no plans to improve the alley. Mr. Tufte stated that the property owner should contact the Senior Center to work on a snow removal plan. Ms. Mitchell offered that there is a procedure to petition the City Council to request that the alley be improved.

Ms. Mitchell moved to approve the conditional use permit and site plan with the conditions listed in the staff report and to add item e) that driveway approaches to be standard driveway approaches instead of incorporating curb returns. Mr. Larson seconded and the motion carried.

3. GENERAL SITE DEVELOPMENT PLAN (PZ-1212) "Wastewater Treatment Plant"

The City of Eau Claire is requesting approval of a site plan for the various improvements at the wastewater treatment plant on the south end of Ferry Street. Mr. Jeff Pippenger described in detail the various new buildings/facilities that will be constructed at the site. The improvements also include new pavement and fencing/gates that will be installed with the project. Security gates with cameras will be installed at the entrance to the site and again at the entrance to the plant. He also>

Mr. Pearson moved to recommend approval of the site plan with the condition listed in the staff report. Mr. Duax seconded and the motion carried.

4. ANNEXATION (12-5A) "512 Grover Road"

The City has received a petition to annex a 3-acre parcel containing a single-family home located at 512 Grover Road from the Town of Washington. Sewer and water lines exist within the three surrounding streets. The land is within the sewer service area of the City and the request is consistent with the Comprehensive Plan.

Mr. Dan Marx, the petitioner, appeared in support.

Mr. Weld moved to recommend annexation. Mr. Strobel seconded and the motion carried.

5. SITE PLAN (SP-1233) "Powertex Warehouse, 5651 Hwy. 93"

Bauman Construction has submitted a site plan for a warehouse to be located to the rear of the Powertex facility at 5651 Hwy. 93. The site plan shows a 175' x 125' warehouse to the rear of the Powertex building, with loading docks facing west. The existing site grade is in excess of 20%; however, this grade is not the natural slope of the property but was created with the grading when Powertex was built.

Paul Powers, owner, spoke in support. He noted that vegetation has re-established itself very well on the new slope behind the existing building.

Mr. Strobel moved to recommend approval with the conditions listed in the staff report, modifying condition #2 that the existing slope is determined by WCWRPC to be within the sewer service area and eliminating condition #3. Ms. Mitchell seconded and the motion carried. Mr. Hibbard voted no.

6. DISCUSSION "Housing in Older Neighborhoods"

Mr. Tufte presented for discussion a report on single-family home ownership and the conditions of this housing stock. He included the list of existing programs available which the City already operates. He also included the Health Department's information from their Target Area Housing Survey which shows a decline in severe problems of exterior housing conditions in our older neighborhoods. Mr. Tufte also included the number of permits issued within the older neighborhoods since January, 2005. The staff has seen little interest in converting housing to commercial use and a few existing uses have converted back to housing.

Ms. Mitchell stated that these are impressive statistics on the housing stock and reflects the strength of the housing neighborhood programs in the City. Comments were provided from other communities and their programs.

7. MINUTES

The minutes of the meeting of September 17, 2012, were approved.

Tom Pearson
Secretary